

EUCALYPTUS GROVE HOMEOWNERS ASSOCIATION
SPECIAL BOARD OF DIRECTORS MEETING AGENDA
THURSDAY, NOVEMBER 14, 2024 (6PM)
Via Zoom & 7610 Hollister Board Room

Join Zoom Meeting**

<https://us02web.zoom.us/j/87303741613>

Meeting ID: 873 0374 1613 / • +1 669 900 9128 / Hit *6 to unmute

1. CALL BOARD MEETING TO ORDER – CONFIRMATION OF QUORUM

****DISCUSSION OF INSURANCE & DRAFT OF PROPOSED BUDGET*****

2. REQUEST BY OWNERS IN ATTENDANCE / VIA CORRESPONDENCE / PHONE –

Open Forum (unless it's an emergency, it'll be put on next month's agenda); Bd to consider request & possibly vote. Each unit has about 3 minutes to address their concern to the Board.

3. APPROVAL OF PRIOR MEETING MINUTES (10/24/24 & 11/7/24)

- a. Regular Session.
- b. Executive Session Summary (Assoc rec'd owner's pmt; fine assessed; fine to be paid)

4. TREASURER, OFFICERS & COMMITTEES

- a. Reading of the Treasurer's Report. See attached Financial Summary & Balance Sheet
Operating Expenses are about 27+% below budget thru end of last month on cash basis
Suggested Motion: Move to approve the Treasurer's report and confirm the Board has reviewed all financial information each month as required by Civil Code Section 5500 including, but not limited to, the Association's check register, monthly general ledger, and delinquent assessment receivable reports. Furthermore, as required by Civil Code Section 5380, the Board has approved all transfers of funds to and from the Association's bank accounts, and has approved any two authorized signers on the Association's bank accounts to transfer funds from reserves in an amount necessary to pay for expenditures as described in the Assoc's budget or otherwise approved by the Board. Last month payroll: Pool - \$814.80 (YTD \$7,170.24); Caretaker: \$2,122.40 (YTD \$8,554.00); Scribe: \$1,445.64 (YTD \$9,605.89)
Need to transfer \$225K from Operating reserve to pay for insurance premiums
- b. Landscape recommendations & proposals: tree work;
- c. Committees (Grounds, EV Solar, Architectural, Website, etc.)
- d. Caretaker or pool report
- e. Vendor evaluations

PRIORITY ITEMS NEED TO BE DISCUSSED / RESOLVED:

Old Business: 5 #a, b, c, d,

New Business: 6 #a, b, c

5. OLD BUSINESS (Board to consider, review and possibly vote on...)

- a. Insurance renewal date 11/15/24: Fire & Hazard & other liabilities; earthquake; No BBQ policy sent 10/25/25
- b. 7626 - ins. claim: Rec'd \$457,742.38; Submitted on 10/17/24 for retainer / depreciation and supplemental disbursement from carrier; Owner #229 claim
- c. Updating the gov docs: Revised survey re gas lines sent 10/11/24
- d. Ins claim re: former owner #264 (Jauchen)
- e. Repairs: roof; dryrot; painting; gutter cleaning; approval and/or ratification of proposals & invoices (if any);
- f. Clean out storage room at 7610; remediation needed
- g. Gas lines identification projects – installing tags on each line (Jim Dewey);
- h. Repairs & bids: DG paths; V-Ditch; Sidewalk; (if any)
- i. Consolidated Overhead upgrades to gates, gym & pool access control
- j. Pool facilities & sauna; other related issues; handicap seating;

- k. Signs: Address, pathways, directional, speed limit, no trespassing, pool area
- l. EV charging stations
- m. Inspection of elevated walkways & balconies – by Focused Group
- n. Fire safety – quote for radios / walkie-talkie; Air table.

6. NEW BUSINESS (Board to consider, review and possibly vote on...)

- a. Gas leak at 7630 (339 & 342 red tagged by Gas Co. – replacing all gas lines – request by #342 for one month HOA fee
- b. Patio furniture for smoking areas
- c. Annual Meeting 1/9/25 (Chris' & Joe's terms are expiring); location
- d. Replacement of stair treads & brackets
- e. Rekeying common doors
- f. Other items to be put on next month's agenda

7. EXECUTIVE SESSION

If needed: (Executive Session may only be used to discuss litigation, contracts with 3rd parties, member discipline, personnel, upon an owner's request to discuss payment of assessments, foreclosures, disability requests, legal advice, censure of a director, or mental illness of a member);

- Late payers through end of last month (balances of \$500 or more):
- Internal Dispute Resolution / Levy fines / Bankruptcy / Foreclosure / Small Claims / Write off

8. ADJOURNMENT (Scheduled meeting 12/12/24 @ 6PM via Zoom) egagenda.doc 11/9/24

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